



ORIGINAL
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AZ CORP COMMISSION
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City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
480-350-8865

December 17, 2001

Chairman Bill Mundell
Commissioner Jim Irvin
Commissioner Marc Spitzer
Arizona Corporation Commission
1200 West Washington Street
Phoenix, AZ 85007

W-01032B-00-1043
SW-03454A-00-1043

Neil G. Giuliano
Mayor

Leonard W. Copple
Vice-Mayor

P. Ben Arredondo
Councilmember

Dennis J. Cahill
Councilmember

Barbara J. Carter
Councilmember

Hugh Hallman
Councilmember

Mark W. Mitchell
Councilmember

Dear Commissioners Mundell, Irvin and Spitzer:

I am pleased to support the expansion of the Citizens Communications Companys' Certificate of Convenience and Necessity to serve DMB's master planned community in the Town of Buckeye.

As Mayor of Tempe, I have had numerous opportunities to work with DMB. DMB has been a major player in the renaissance and redevelopment of the Tempe downtown area with their Centerpoint project. The Centerpoint office and commercial complex is not only a high quality addition to our downtown, it has served as a catalyst in the re-development and improvement of other nearby properties.

In addition to the benefits the Centerpoint project has brought to Tempe, we have developed an excellent relationship with DMB. As a developer, they have made significant financial commitments above and beyond what is typically expected. Furthermore, they have sought to "do the right thing" not only for their own interests, but also for the community in general. It is my understanding that the first phase plans for DMB's project in Buckeye will include a dynamic mixed-use town center. As such, DMB's experience with mixed-use development at Centerpoint will serve the Town of Buckeye and the entire West Valley well as they endeavor to build a new town where residents can live, work and play.

I hope you will approve the application to expand the Citizens service area which will allow the new community planned by DMB to become a reality.

In service,

Neil G. Giuliano
Neil G. Giuliano

Arizona Corporation Commission
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17th day of December, 2001 with:

Docket Control
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COPY delivered this day to:

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Dwight Nodes, Administrative Law Judge
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COPY of the foregoing delivered this day to:

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2828 N. Central Avenue, Suite 1200
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walk to a neighborhood park, but also to shopping areas and, possibly, their place of work. Caterpillar will be a community where people can easily access natural open space areas as well as other recreational opportunities. A place where people can walk their children to school. A place where people are more likely to relate to their neighbors. A place of neighborhoods with unique characteristics rather than the sameness of red-tile roofs and front-facing garages.

I am an eager advocate for this project because, at the deepest level of understanding, it is truly the antithesis of sprawl. The citizens of the Valley of the Sun have voiced their opposition to urban sprawl – development that is characterized as unplanned, and haphazard, and that which requires long commutes to places of work and places to shop. Most of all, the problem of sprawl results in development that may not have all the necessary infrastructure and public facilities such as water, sewer, schools, parks, libraries, fire and other emergency services. When this occurs, sprawl results in increased costs to government because of incremental increases on demands for governmental services that simply cannot be met by piecemeal development. The inevitable consequences are alienated neighborhoods, pollution and other unwanted deleterious impacts. A close examination of all that has gone into the Caterpillar property will leave no doubt that it is a commitment to move well beyond the type of development that we must stop.

DMB, the master developer of the Caterpillar property, is an ideal fit for creating a well-planned, balanced, and sustainable community at the natural western edge of the Valley. DMB's plans for the property responsibly address the growing and well-warranted need to put a stop to urban sprawl. DMB's commitment, as evidenced in the Caterpillar plan, is clearly one of creating an efficient, orderly and sustainable community.

In the new millennium, the Caterpillar project represents the best of what we have been crusading for decades to achieve. The Caterpillar plan is a positive response in answer to the problems that our decision-makers are grappling with by way of the recent citizen initiatives and Growing Smarter and Growing Smarter Plus legislation.

As you know, the expansion of the Citizens Utilities Certificate of Convenience and Necessity is a key element of the infrastructure element for the Caterpillar project. I respectfully urge your approval of this application.

Thank you for your consideration of the Caterpillar opportunity to acknowledge and encourage this more holistic commitment to the future

Sincerely,

SWABACK PARTNERS, pllc.

A handwritten signature in black ink, appearing to read 'V. Swaback', written in a cursive style.

Vernon D. Swaback, FAIA, AICP

cc: Docket Control
William A. Mundell
Jim Irvin
Marc Spitzer
Hercules Dellas
Patrick Black
Paul Walker
Dwight Nodes
Janet Wagner
Steve Olea
Jim Fisher
Utilities Division/Arizona Corp. Commission
Todd Wiley
Jeff Crocket
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